

**CERTIFICATE OF INSPECTION****VALID FOR ONE YEAR**

Address:	1309 Caryl Dr.	Date:	September 28, 2015
Perm. Parcel No:	814-23-009	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Louis Rodgers	Maximum Occupancy:	6 persons
Mail to:	Dina Battista	Property:	Legal Conforming [X]
	1297 Caryl Drive		Legal Non-Conforming []
	Bedford. OH 44146		Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**REQUIRED MAINTENANCE ITEMS:**

1. Remove all trash, rubbish, garbage or debris on property, especially behind both garages and beside the lower garage.
2. Replace damaged aluminum window and door trim.

**GARAGE:**

1. Replace damaged aluminum trim around overhead door, man door, window and soffits.

**EXTERIOR ITEMS:**

1. Clean, repair or replace all gutters and downspouts as needed, direct 3' away from structure.
2. All masonry brick steps, brick fronts, and brick porch must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
3. All exterior light fixtures must be properly maintained and operate normally. Repair, replace or remove light post in front of house.
4. All exterior receptacles must be GFCI protected and weather-proof.
5. Repair the damage to the rear lawn using top soil if necessary and seed the area.
6. Trim all trees, bushes and/or shrubbery on the property, especially off both garages.
7. Replace bay window in front of house.

**NOTE:** Dumping dirt over hill must be approved by city engineer.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.**

**CITY OF BEDFORD BUILDING DEPARTMENT**

**Inspector: Robert Brown**

Certificate of Inspection  
**1309 Caryl Dr.**  
Louis Rodgers  
September 28, 2015

**GENERAL GARAGE ITEMS:**

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
2. All electrical outlets in walls must be GFCI protected.
3. Electrical wiring in walls must be in conduit.
4. Floors must be concrete material and be free of serious or misaligned cracks. Replace the garage floor or repair sections of floor if possible.
5. Scrape and paint the door, window and/or roof trims on this garage.
6. Make all necessary repairs to the garage window(s), man door and related frames and trims.

**DRIVEWAYS, SIDEWALKS, AND STAIRS:**

1. Remove and replace 4 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness. Saw cut two squares along house where downspouts are discharging.
2. Replace 5 squares of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
3. Level 1 squares of public sidewalk.
4. Replace 5 squares of rear service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.

**GENERAL ELECTRICAL ITEMS:**

1. The panel must be grounded to the street side of water meter with #4 solid copper wire.
2. 60 Amp services are no longer approved, nor are segmented boxes. 60 Amp service with a 100 Amp box is not permitted, a 100 Amp service upgrade will be needed to be installed.
3. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
4. All unused or defective electrical fixtures or equipment must be completely removed throughout.
5. All taps and splices must be enclosed in work box with correct cover.
6. A bonding jumper wire (#4 solid copper) must be installed from hot to cold at the hot water tank.
7. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
8. Exposed wiring must be properly secured. Wiring in open stud walls is not permitted.
9. Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring. (garage light on 2<sup>nd</sup> floor storage)
10. All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).
11. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets check all electrical outlets throughout.
12. Remove 6-way electric outlet.

Certificate of Inspection  
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**GENERAL PLUMBING ITEMS:**

1. Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney.
2. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
3. Install an air admittance valve and p-trap under kitchen sink.
4. Replace kitchen drain and remove unapproved no-hub band in basement.
5. Secure and add support clamps on gas line behind dryer.

**GENERAL HVAC ITEMS:**

1. Have the furnace cleaned and serviced by a qualified technician. Install intake for make-up air on furnace.
2. Replace the flue piping at the hot water tank with the correct size and gauge exhaust flue piping.
3. Insure that the flue piping from the hot water tank is sealed tightly @ chimney. Flue piping must be secured by using sheet metal screws or rivets.
4. Install a new flue liner, because the furnace is not connected to the chimney.
5. Install new pad for A/C unit outside.

**BASEMENT ITEMS:**

1. Clean and disinfect the basement.
2. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
3. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
4. Scrape and paint the basement walls with block-filler paint.
5. All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required. Or replace the basement windows with new, vented glass block assemblies.
6. Remove molded damaged paneling.
7. Remove damaged-missing floor tiles.

**KITCHEN ITEMS:**

1. Flooring must be sanitary. Install new floor tile in the kitchen. Install a transition strip from kitchen floor to back and front rooms.
2. GFCI-protected electrical outlets must be present on both sides of the sink.
3. All plumbing fixtures must be in good working condition and free of leaks and defects.
4. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and repaint.
5. Replace the dilapidated kitchen cabinets.
6. Add GFCI protection to all kitchen countertop outlets.

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**BATH ITEMS:**

1. Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
2. Install a new watertight enclosure around the tub & shower unit after making necessary repairs to walls.
3. All plumbing fixtures must be in good working order and free of leaks and defects.
4. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
5. Caulk base of toilet leaving 1/2" in rear without caulk.

**INTERIOR ITEMS:**

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Clean and disinfect the entire house, including the basement.
3. Remove the worn and soiled carpeting in the back bedroom and disinfect the floor surfaces.
4. Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor throughout, sand and re-varnish hardwood floors.
5. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen. Replace all torn or damaged/missing screens.
6. Install a new smoke detector on the first and second floor and in all sleeping rooms.
7. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

*This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)*